

Board of Appeal Referral 2/25/71

Petition No. Z-2093
Visiting Nurse Association of Boston
677 Cambridge Street, Brighton

Petitioner seeks two forbidden use permits and two variances for a change of occupancy from a one family dwelling to an agency office and clinic in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A clinic is forbidden in an R-5 district.		
Section 8-7. An agency office is forbidden in an R-5 district.		
Section 18-1. Front yard is insufficient.	25 feet	17 feet
Section 23-4. Off street parking is insufficient.	6 spaces	2 spaces

The property, located on Cambridge Street at the intersection of Dustin Street in the Brighton Section, contains a 2½ story frame structure. This petition would legalize the existing occupancy. It is recommended that the required off street parking which is necessary be provided at the rear of the property and that the parking lot be suitably landscaped and fenced. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2093, brought by Visiting Nurse Association of Boston, 677 Cambridge Street, Brighton, for two forbidden use permits and two variances for a change of occupancy from a one family dwelling to an agency office and clinic in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: That the required off street parking be provided at the rear of the property and that the parking lot be suitably landscaped and fenced.



Z-2093
677 CAMBRIDGE ST.
(BRI.)

WM. HOWARD TAFT
JUNIOR HIGH SCHOOL

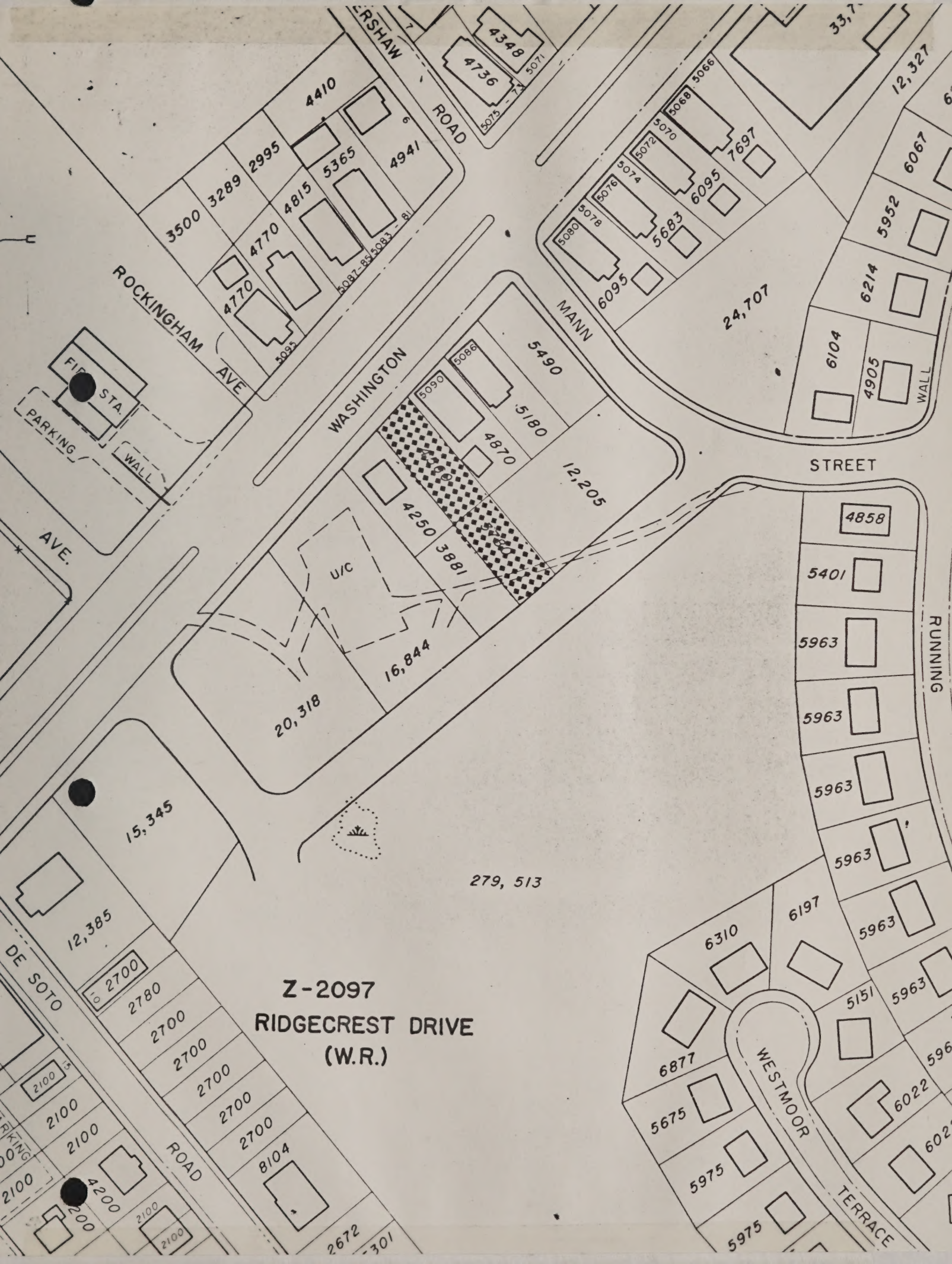
Petition No. Z-2097
James Lawless
30 Ridgecrest Drive, West Roxbury

Petitioner seeks a forbidden use permit and seven variances to erect a two story and basement six unit apartment structure in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A six unit apartment structure is forbidden in an R-.5 district.		
Section 10-1. Parking not allowed within five feet of side lot line.		
Section 14-1. Lot are is insufficient	2 acres	8340 sq.ft.
Section 14-3. Lot width is insufficient.	200 feet	44 feet
Section 14-4. Street frontage is insufficient.	200 feet	44 feet
Section 15-1. Floor area is excessive.	0.5	0.6
Section 17-1. Open space is insufficient.	1000 sf/du	560 sf/du
Section 18-1. Front yard is insufficient.	25 feet	20 feet

The property, located between Ridgecrest Drive and Washington Street, contains 8340 square feet of vacant land. The neighborhood contains several apartment buildings. The proposed six unit apartment dwelling would be a reasonable use of a narrow lot and would not have a detrimental affect on adjacent properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2097, brought by James Lawless, 30 Ridgecrest Drive, West Roxbury, for a forbidden use permit and seven variances to erect a two story and basement six unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The immediate neighborhood contains several apartment buildings. The proposed apartment dwelling would be a reasonable use of a narrow lot and would not have a detrimental affect on adjacent properties.



Petition No. Z-2098
H Diamond et als, Trustees
39 West Street, Hyde Park

Petitioner seeks a conditional use permit for a change of occupancy from storage and retail sale of hardware to storage and sale of automotive batteries in a local business (L-.5) district. The proposal would violate the code as follows:

Section 8-7. The sale and storage of batteries is conditional in an L-.5 district.

The property, located on West Street near the intersection of River Street, contains a one story frame structure. There is an objection to the proposed use, however, the staff recommends that adequate screening be provided between the retail facility and adjacent residential properties. Recommend approval with proviso.

VOTED: That in connection with Peition No. Z-2098, brought by H. Diamond et als, Trustees, 39 West Street, Hyde Park, for a conditional use permit for a change of occupancy from storage and retail sale of hardware to storage and sale of automotive batteries in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the proviso that adequate screening be provided between the retail facility and adjacent residential properties.

Z-2098
39 WEST ST.
(H.P.)
142,917

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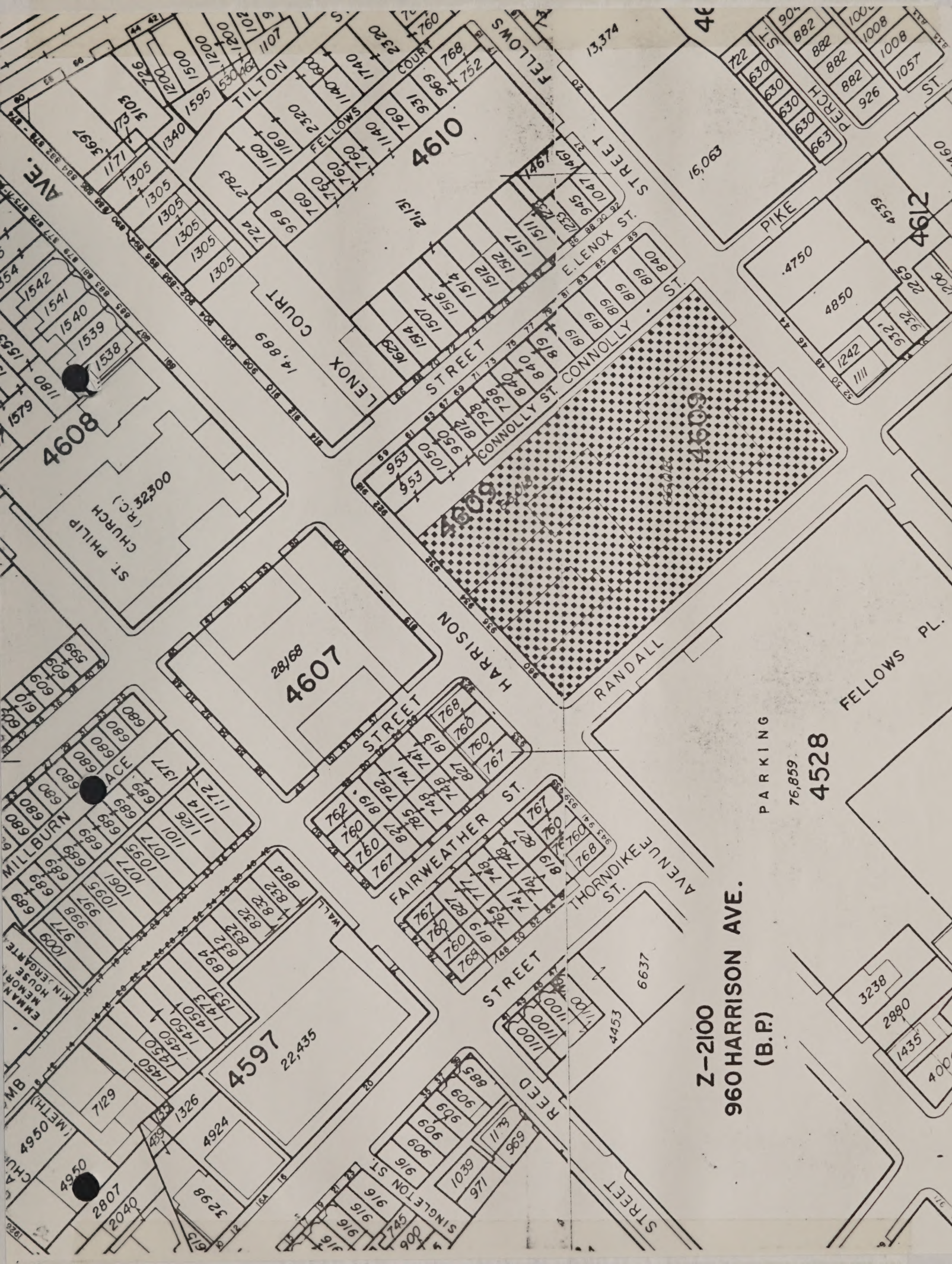
Petition No. Z-2100
Randall Realty Company
960 Harrison Avenue, Boston

Petitioner seeks a conditional use permit for a change of occupancy from shoe manufacturing and offices to shoe manufacturing, offices and day care center in a light manufacturing (M-2) district. The proposal would violate the code as follows:

Section 8-7. A day care center is a conditional use in an M-2 district.

The property, located on Harrison Avenue at the intersection of Randall Street in the South End Urban Renewal area, contains a five story masonry structure which is the home of Green Shoe Company. The petitioner proposes to remodel and utilize offices on the first floor for the education and care of children. The proposed facility would be beneficial to employees of the petitioner and the general community. Such use is consistent with the objectives of the South End Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2100, brought by Randall Realty Company, 960 Harrison Avenue, Boston, in the South End Urban Renewal area, for a conditional use permit for a change of occupancy from shoe manufacturing and offices to shoe manufacturing, offices and day care center in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The proposed facility would be beneficial to employees of the petitioner and the general community and is consistent with the objectives of the South End Urban Renewal Plan.



Z-2100
960 HARRISON AVE.
(B.P.)

PARKING
76,859
4528

0194

4608

28,688
4607

4597
22,435

4609

4609

4612

4539

4850

4750

3238

2880

1435

400

932

2265

1242

1111

932

2265

1242

1111

932

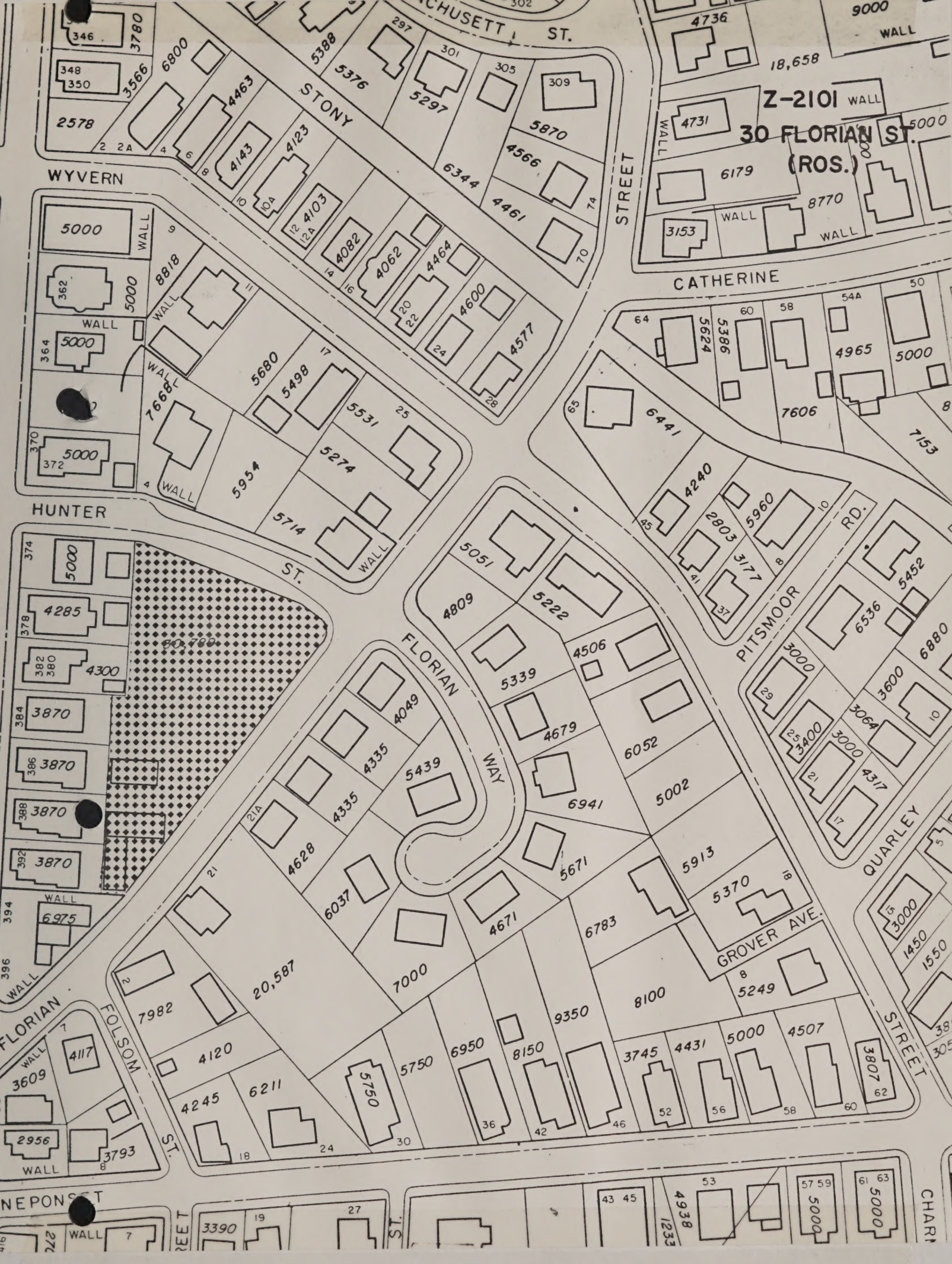
Petition No. Z-2101
Zoppo-Merigan Realty Trust
30 Florian Street, Roslindale

Petitioner seeks a forbidden use permit and eight variances to erect a four story 40 unit apartment structure in a Residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A multi-family dwelling is forbidden in an R-.5 district.	
Section 10-1.	Parking not allowed in front yard nor within five feet of side lot line.	
Section 14-1.	Lot area is insufficient.	2 acres
Section 14-2.	Lot area for additional dwelling unit is insufficient.	40,054 sq.ft.
Section 15-1.	Floor area ratio is excessive.	3000 sf/du
Section 16-1.	Height of building is excessive.	0
Section 17-1.	Open space is insufficient.	0.5
Section 18-1.	Front yard is insufficient.	0.8
Section 20-1.	Rear yard is insufficient.	2 stories
		35 feet
		40 feet
		1000 sf/du
		483 sf/du
		25 feet
		22 feet
		40 feet
		18 feet

The property, located on Florian Street at the intersection of Hunter Street, contains 40,054 square feet of vacant land. The multiple violations reflect the excessive density of the proposed development. The site is inappropriate and the proposed building is completely out of scale with the surrounding single family neighborhood. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2101, brought by Zoppo-Merigan Realty Trust, 30 Florian Street, Roslindale, for a forbidden use permit and eight variances to erect a four story 40 unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial as submitted. The multiple violations reflect the excessive density of the proposed development. The site is inappropriate and the proposed building is completely out of scale with the surrounding single family neighborhood.



Petition No. Z-2102
Isadore Minkin Trust
1190 V.F.W. Parkway, West Roxbury

Petitioner seeks an extension of a non conforming use and four variances to erect a three story addition to a nursing home in a single family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 9-1. The extension of a non conforming use exceeds 25% of existing floor area.		
Section 10-1. Parking is not allowed in required front yard.		
Section 14-2. Lot area for additional unit is insufficient.	6000 sf/du	616 sf/du
Section 20-1. Rear yard is insufficient.	50 feet	15 feet
Section 23-3. Off street parking is insufficient.	52 spaces	45 spaces

The property, located on V.F.W. Parkway between Baker Place and Barnes Street, contains a two story nursing home with 101 existing accommodations. The proposed addition would accommodate 80 beds. The proposal far exceeds the present residential densities in this area and would be out of character with the existing single family residences that would abut it. An insufficient parking area is planned and the current parking spaces are insufficient. Further, two curb cuts are indicated whereas no more than one should be permitted on this heavily travelled artery. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2102, brought by Isadore Minkin Trust, 1190 V.F.W. Parkway, West Roxbury, for an extension of a non conforming use and four variances to erect a three story 80 bed addition to a nursing home in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. The proposal is greatly in excess of the residential densities in this area and would be out of character with the existing single family residences that would abut it. Insufficient parking is provided and the present parking provided is in the front of the building. Further, two curb cuts are indicated whereas no more than one should be allowed on this heavily travelled highway.

RAILRO

Petition No. Z-2103
Woodledge Realty Trust
100-102 Woodledge Street, Dorchester

Petitioner seeks a variance for a change of occupancy from six to seven apartments in an apartment (H-1) district. The proposal would violate the code as follows:

Section 14-2. Lot area for additional dwelling is insufficient.

The property, located on Woodledge Street near the intersection of Cunningham Street in the Model Cities area, contains a three story frame and brick structure. Woodledge Street is a short, narrow dead end street containing multi-unit apartment buildings. There are no provisions for off street parking. The proposed basement unit would be undesirable and would intensify the existing critical traffic conditions. Recommend denial.

VOTED: That in connection with Petition No. Z-2103, brought by Woodledge Realty Trust, 100-102 Woodledge Street, Dorchester, in the Model Cities area, for a change of occupancy from six to seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Woodledge Street is a short, narrow dead end street containing multi-unit apartment buildings with no provisions for off street parking. The proposed basement unit would be undesirable and would intensify the existing critical traffic conditions.



Z-2103
100-102 WOODLEDGE ST.
(DOR.)

Board of Appeal Referral 2/25/71

Petition No. Z-2107
Geneva Realty Company
72 Sumner Street, Dorchester

Petitioner seeks a conditional use permit and two variances for a change of occupancy from a three family dwelling to a lodging house in a residential (R-.8) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A lodging house is conditional in an R-.8 district.		
Section 14-2. Lot area for additional dwelling units is insufficient.	1500 sf/du	274 sf/du
Section 23-1. Off street parking is insufficient.	5 spaces	0

The property, located on Sumner Street near the intersection of Annapolis Street, contains a three story frame dwelling. The petitioner proposes to convert the existing dwelling to a lodging house with accommodations for 17 lodgers. The proposal is undesirable. No off street parking is provided. The traffic generated by the proposed conversion would present a hazard to the residents of the surrounding properties. Recommend denial.

VOTED: That in connection with Petition No. Z-2107, brought by Geneva Realty Company, 72 Sumner Street, Dorchester, for a conditional use permit and two variances for a change of occupancy from a three family dwelling to a lodging house in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposed conversion is undesirable. No off street parking is provided. The traffic generated by the proposed lodging house would present a hazard to the residents of the surrounding properties.

5567

0600

1855

Petition No. Z-2112
Josephine Holley
2990-3002 Washington Street, Roxbury

Petitioner seeks a conditional use permit for a change of occupancy from retail stores, beauty salon and barber shop to retail stores, beauty salon, barber shop and beauty school in a local business, urban renewal area (L-1-U) district. The proposal would violate the code as follows:

Section 8-7. A beauty school is conditional in an L-1-U district.

The property, located on Washington Street between Westminster Avenue and Cobden Street, in the Washington Park Urban Renewal Area, contains a two story masonry structure. The proposed beauty school would be a non profit organization, with the primary function of providing professional training of beauticians for the residents of the neighborhood. The proposal is appropriate and would benefit the community. The BRA conveyed this parcel to the petitioner for this purpose. The external appearance of the structure would not be altered. Adequate parking would be provided. Recommend approval.

VOTED: That in connection with Petition No. Z-2112, brought by Josephine Holley, 2990-3002 Washington Street, Roxbury, in the Washington Park Urban Renewal Area, for a conditional use permit for a change of occupancy from retail stores, beauty salon and barber shop to retail stores, beauty salon, barber shop and beauty school in a local business, urban renewal area (L-1-U) district, the Boston Redevelopment Authority recommends approval. The proposal would be appropriate, would benefit the community and is consistent with the objectives of the Washington Park Urban Renewal Plan.





PLAN OF LAND IN BOSTON
PARCEL 2-1E-1F
of
WEST END LAND ASSEMBLY
and
REDEVELOPMENT PLAN
SCALE: 1" = 80' FEB. 24, 1971

